THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF JANUARY, 2005 Notary Public MY COMMISSION EXPIRES: 4-26-07 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward C. Scruggs	New owner	MAP 115-15-A
1900 Richard Jones Road B-102	423 LYNWOOD BLVD	PARCEL 58
Nashville, TN 37215	NASHVILLE TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carlton Lee Mann and wife, Amelia E. Mann**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward C. Scruggs and wife, Kay S. Scruggs**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee described as follows to wit:

Paracel No. 58, being Unit No. B-102 in a Horizontal Property Regime located on the plat of Green Hills Terrace of record in Book 5200, page 64, Registers office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Carlton Lee Mann and wife Amelia Elizabeth Mann by warranty deed from Joyce M. Pierce as of record in Instrument No. 200108150088144, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1900 Richard Jones Road B-102, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ____ hand( ) this the 21st day of January, 2005.

Carlton Lee Mann

Carlton Lee Mann

Amelia E. Mann

Amelia E. Mann

Davidson County DEEDWARR
Recvd: 01/26/05 10:51 2 pgs
Fees:13.00 Taxes:259.00

20050126-0009679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carlton Lee Mann** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of January, 2005.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amelia E. Mann** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of January, 2005.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.